

Bellwood

Bellwood Features

- 1 Alcoa
- 2 Bellwood Elementary School
- 3 Centralia Fire Station
- 4 Drewry's Bluff
- 5 Fort Stevens
- 6 Perrymont Middle School

- Major Roads
- Streets
- Parcels



Bellwood Community Profile

(All data is for 2001 unless noted otherwise)



Drewry's Bluff

Strengths (see notes on pages 71-72)

- High number of religious, neighborhood, and community organizations: .003 organizations per capita

Challenges (see notes on pages 71-72)

- Low rate of residential maintenance and reinvestment: \$86 per unit
- High rental occupancy: 22.3%
- Low assessment trend from 1997 to 2001: +2.2% per year
- Low assessment trend from 2000 to 2001: +3.5%
- High EMS call for service rate: .18 calls per capita
- High Group A crime rate: .16 incidents per capita
- High violent crime rate: .04 incidents per capita
- High property crime rate: .07 incidents per capita
- High quality of life crime rate: .04 incidents per capita
- High rate of persons on probation: .016 persons per capita
- High police call rate: 1.08 calls per capita
- High rate of residential code enforcement complaints: .06 complaints per capita

Community Characteristics

- Low residential density: .23 units per acre
- Low public school enrollment: 16.5% of total population
- Slow overall housing growth: +0%.
- Slow single family housing growth: +0%
- Older single family houses: median house age is 37 years
- Smaller single family houses: median house size is 1114 square feet
- Low sales prices of single family houses: \$83,500 median sales price
- Low sales prices of resale single family houses: \$85,500 median sales price
- High rate of business licenses: .1 licenses per capita



Centralia Fire Station

Bellwood Community Summary

| POPULATION | YEARS | MEASURE | BELLWOOD | COUNTYWIDE |
|-------------------------------------|-----------|-----------------|----------|------------|
| Average Annual Growth | 1990-2002 | % Increase | .5% | 2.4% |
| Projected Annual Growth | 2002-2008 | % Increase | .9% | 2.1% |
| HOUSING | | | | |
| Density | 2001 | Units/Acre | .23 | .37 |
| Multi-Family Units | 2001 | % of All Units | 1.8% | 15.1% |
| Owner Occupied Houses | 2001 | % of All Units | 77.7% | 88% |
| Renter Occupied Houses | 2001 | % of All Units | 23.3% | 12% |
| Median Age of Houses | 2001 | Years | 37 | 18 |
| Median House Size | 2001 | Square Feet | 1144 | 1774 |
| Single Family Housing Turnover | 2001 | % of All Units | 8.72% | 9.99% |
| Maintenance and Reinvestment | 2001 | \$ / Unit | \$86 | \$224 |
| Residential Code Complaints | 2001 | Per Capita | .0555 | .0075 |
| Single Family Housing Growth | 2001 | % Increase | 0% | 2.4% |
| Multi-Family Housing Growth | 2001 | % Increase | 0% | 4.5% |
| Overall Housing Growth | 2001 | % Increase | 0% | 3% |
| Development Potential | 2001 | New Units | 872 | 45,328 |
| Resale Housing Sales Prices | 2001 | Median | \$85,500 | \$129,950 |
| New vs. Resale Housing Sales Prices | 2001 | % Difference | 102% | 139% |
| Annual Assessment Trends | 1997-2001 | % Increase | 2.23% | 4.48% |
| Assessment Trends | 2000-2001 | % Increase | 3.46% | 5.85% |
| PUBLIC SAFETY | | | | |
| Police Calls For Service | 2001 | Per Capita | 1.0803 | .4800 |
| Group A Crime Incidents | 2001 | Per Capita | .1568 | .0613 |
| Violent Crime Incidents | 2001 | Per Capita | .0382 | .0126 |
| Property Crime Incidents | 2001 | Per Capita | .0742 | .0293 |
| Quality of Life Crime Incidents | 2001 | Per Capita | .0379 | .0165 |
| Persons on Probation | 2001 | Per Capita | .0155 | .0069 |
| EMS Calls For Service | 2001 | Per Capita | .1766 | .0668 |
| PUBLIC SCHOOLS | | | | |
| Public School Enrollment | 2001 | % of Population | 16.5% | 18.4% |
| BUSINESSES | | | | |
| Business Licenses Issued | 2001 | Per Capita | .0995 | .0587 |
| Home-Based Businesses | 2001 | Per Capita | .0253 | .0282 |
| COMMUNITY LIFE | | | | |
| Organizations | 2001 | Per Capita | .0026 | .0018 |